004.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,031,900	/	1,031,900
USE VALUE:	1,031,900	/	1,031,900
ASSESSED:	1,031,900	/	1,031,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	-66	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE JOSHUA J &
Owner 2:	KIM WON KYUNG
Owner 3:	
Street 1:	64 MILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BALURDI ARNALDO--ETAL -
Owner 2:	BALURDI ROSEMARY -
Street 1:	64 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2592 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	572,000	5,100	454,800	1,031,900
Total Card	0.114	572,000	5,100	454,800	1,031,900
Total Parcel	0.114	572,000	5,100	454,800	1,031,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.11 | /Parcel: 398.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4453
GIS Ref
GIS Ref
Insp Date 07/18/16

!474!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	572,000	5100	4,950.	454,800	1,031,900		Year end	12/23/2021
2021	104	FV	546,700	5100	4,950.	454,800	1,006,600		Year End Roll	12/10/2020
2020	104	FV	546,800	5100	4,950.	454,800	1,006,700	1,006,700	Year End Roll	12/18/2019
2019	104	FV	403,300	5100	4,950.	483,200	891,600	891,600	Year End Roll	1/3/2019
2018	104	FV	403,300	5100	4,950.	352,500	760,900	760,900	Year End Roll	12/20/2017
2017	104	FV	314,800	5100	4,950.	307,000	626,900	626,900	Year End Roll	1/3/2017
2016	104	FV	314,800	5100	4,950.	261,500	581,400	581,400	Year End	1/4/2016
2015	104	FV	279,700	5100	4,950.	255,800	540,600	540,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:34:16

LAST REV

Date	Time
09/22/21	11:55:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 474

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALURDI ARNALDO	68622-148		12/19/2016		925,000	No	No		
WATERS JOSEPH	24328-341		3/4/1994		101,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2015	1397	Porch	28,000		9/22/2015			Demo existing two

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021	Mail Update	MM	Mary M
3/29/2017	SQ Returned	MM	Mary M
7/18/2016	Meas/Inspect	DGM	D Mann
7/18/2016	Permit Visit	DGM	D Mann
4/4/2009	Meas/Inspect	372	PATRIOT
9/21/1999	Meas/Inspect	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4453
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10103095
Const Adj.:	0.98255032
Adj $ / SQ:	194.727
Other Features:	134000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702718
Depreciation:	130706
Depreciated Total:	572013

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	1

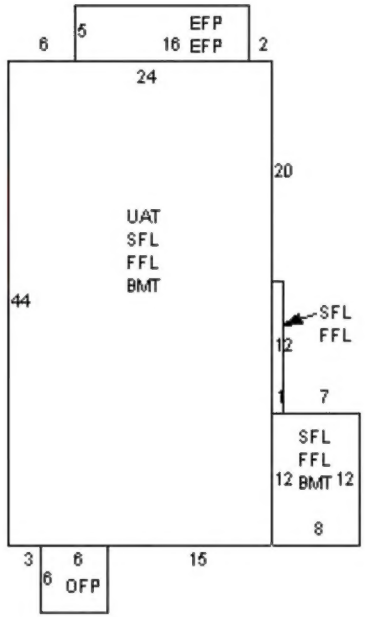
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	194.73
Special Features:	0	Val/Su Net:	145.18
Final Total:	572000	Val/Su SzAd	245.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	194.730	226,663
SFL	Second Floor	1,164	194.730	226,663
BMT	Basement	1,152	58.420	67,298
UAT	Upper Attic	264	149.940	39,584
EFP	Enclos Porch	160	43.470	6,955
OFP	Open Porch	36	43.230	1,556

Net Sketched Area:	3,940			Total:	568,719
Size Ad	2328	Gross Area	4732	FinArea	2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100
1	Metal Shed	D	Y	1	10X9	A	AV	2004	0.00	T	12	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100